

BOARD OF ZONING APPEALS AGENDA FEBRUARY 28, 2018

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **February 28, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

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| 9:00 A.M.

E. Estes
Withdrawn | EDWARD JOHNSON, SP 2017-DR-109 Appl. under Sect. 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard. Located at 1733 Fairview Ave., Mclean, 22101 on approx. 20,967 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-3 ((8)) (6) 17. (<i>Admin. moved from 2/14/18 at appl. req.</i>) |
| 9:00 A.M.

K. McMahan
<i>Admin.</i>
<i>Moved to</i>
<i>3/28/18 at</i>
<i>appl. req.</i> | FARKHANDA R. KHAN FAMILY HOME DAY CARE, SP 2015-HM-078 Appl. under Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 12265 Turkey Wing Ct., Reston, 20191, on approx. 3,027 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 26-1 ((10)) (13) 43A. (<i>Admin. moved from 8/5/15, 10/28/15, and 12/9/15 at appl. req.</i>) (<i>Indefinitely deferred from 2/10/16 at appl. req.</i>) |
| 9:00 A.M.

K. McMahan
<i>Admin.</i>
<i>Moved to</i>
<i>3/21/18</i> | CARLOS CASTRO, VC 2017-MA-017 Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a single family dwelling 9.0 ft. from both side lot lines. Located at 6450 Holyoke Dr., Annandale, 22003 on approx. 9,371 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 9. (<i>Admin. moved from 1/24/18 at appl. req.</i>) |
| 9:00 A.M.

K. McMahan
<i>Admin.</i>
<i>Moved to</i>
<i>3/21/18</i> | RIVERSIDE GARDENS RECREATION ASSN., SPA 71-V-216-03 Appl. under Sects. 2-303, 2-510, 3-303 and 8-004 of the Zoning Ordinance to amend SP 71-V-216 previously approved for a community swim and tennis club to permit site and development condition modifications. Located at 8633 Buckboard Dr., Alexandria, 22308 on approx. 3.52 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((1)) 42 A and 43. (<i>Admin. moved from 1/28/18.</i>) |

- 9:00 A.M. STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, SP 2017-SP-030 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building locations to permit a deck to remain 0.4 ft. from a rear lot line and 6.4 ft. from a side lot line and an accessory structure (child's play structure) to remain 5.2 ft. from a rear lot line. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 Cluster. Springfield District. Tax Map 77-4 ((22)) 2. (Concurrent with VC 2017-SP-007.) (*Admin. moved from 6/21/17 and 10/25/17 at appl. req.*)
- H. Eddy
Admin.
Moved to 6/6/18 at appl. req.
- 9:00 A.M. STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, VC 2017-SP-007 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 Cluster. Springfield District. Tax Map 77-4 ((22)) 2. (Concurrent with SP 2017-SP-030.) (*Admin. moved from 6/21/17 at appl. req.*) (*Admin. moved from 10/25/17 at appl. req.*)
- H. Eddy
Admin.
Moved to 6/6/18 at appl. req.
- 9:00 A.M. VETERANS OF FOREIGN WARS POST 9274, A 2015-PR-016, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is occupying property in the R-4 District without Non-Residential Use Permit approval and has allowed a use not in conformance with Special Permit approval in violation of Zoning Ordinance provisions. Located at 7118 Shreve Rd., Falls Church, 22043 on approx. 29,272 sq. ft. of land zoned R-4. Providence District. Tax Map 40-3 ((1)). (Concurrent with A 2015-PR-002). (*Admin. moved from 7/29/15, 9/23/15, 10/28/15, 4/27/16, 7/27/16, 1/11/17, 5/17/17, 9/27/17, and 2/28/18 at appl. req.*)
- S.C. Williams
Admin.
moved to 5/9/18 at appl. req.
- 9:00 A.M. FRATERNAL ORDER OF POLICE, NOVA LODGE 35, A 2015-PR-002, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a public benefit association use on property in the C-3 District without Special Exception or Non Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 2343 Chestnut St., Falls Church, 22043 on approx. 15,426 sq. ft. of land zoned C-3. Providence District. Tax Map 40-3 ((1)) 107A. (Concurrent with A 2015-PR-016). (*Admin. moved from 5/13/15, 9/23/15, 10/28/15, 4/27/16, 7/27/16, 1/11/17, 5/17/17, and 9/27/17 at appl. req.*)
- S.C. Williams
Admin.
moved to 5/9/18 at appl. req.

Public Hearings

- 9:00 A.M. SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, INC., SPA 2013-MV-012 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 2013-MV-012 previously approved for a place of worship to permit site modifications. Located at 8701 & 8713 Pohick Rd., Springfield, 22153 on approx. 3.56 ac. of land zoned R-1. Mount Vernon District. Tax Map 98-1 ((1)) 58 and 60. (*Deferred from 9/27/17, 10/25/17, 1/24/18, and 2/14/18 at appl. req.*)
- H. Eddy
Deferred to 3/21/18 at appl. req.

- 9:00 A.M. PROVIDENCE BAPTIST CHURCH, SPA 85-D-018-02 Appl. under Sects. 3-103 and 8-301 of the Zoning Ordinance to amend SP 85-D-018 previously approved for a place of worship and a child care center to modify development conditions to permit continued operation of a place of worship and child care center and the addition of a private school of general education. Located at 8980 Brook Rd., McLean, 22102 on approx. 6.86 ac. of land zoned R-1. Dranesville District. Tax Map 19-4 ((4)) A1, A2 and 19-4 ((1)) 40. *(Decision deferred from 1/24/18.) (Admin. moved from 2/7/18 due to inclement weather.)*
- H. Eddy
Approved
- 9:00 A.M. MASOMEH AZADI/KIDDO LAND DAYCARE, SP 2017-HM-113 Appl. under Sects. 3-103 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 10249 Leesburg Pike, Vienna, 22182 on approx. 1.51 ac. of land zoned R-1. Hunter Mill District. Tax Map 18-2 ((13)) 3.
- E. Estes
Approved
- 9:00 A.M. DANIEL E. CHUDD AND SHANNON E. CHUDD, SP 2017-PR-114 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 6.6 ft. from a side lot line. Located at 7301 Venice St., Falls Church, 22043 on approx. 12,378 sq. ft. of land zoned R-3. Providence District. Tax Map 40-3 ((3)) 33. (Concurrent with VC 2017-PR-018.)
- E. Estes
Approved
- 9:00 A.M. DANIEL E. CHUDD AND SHANNON E. CHUDD, VC 2017-PR-018 Appl. under Sects. 10-104 and 18-401 of the Zoning Ordinance to permit accessory structures (play equipment and frame sand box) to remain in a front yard of a corner lot containing 36,000 sq. ft. or less. Located at 7301 Venice St., Falls Church, 22043 on approx. 12,378 sq. ft. of land zoned R-3. Providence District. Tax Map 40-3 ((3)) 33. (Concurrent with SP 2017-PR-114.)
- E. Estes
Approved
- 9:00 A.M. SKY SPRINGFIELD LLC D/B/A SKY ZONE, SP 2017-BR-102 Appl. under Sects. 5-403 and 8-501 of the Zoning Ordinance to permit an indoor commercial recreational facility (trampoline park). Located at 5325 Port Royal Rd., Springfield, 22151 on 4.44 ac. of land zoned I-4. Braddock District. Tax Map 70-4 ((10)) 6 A. *(Admin. moved from 2/7/18 due to inclement weather.)*
- K. McMahan
Approved

JOHN F. RIBBLE III, CHAIRMAN